BLOCK 260 SUB A & W 1/2 OF
S 14 FT OF SUB G OF LOT 5
CITY OF FDNA BEACH

BREWER MARJORIE
1401 BEECH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0260-05A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

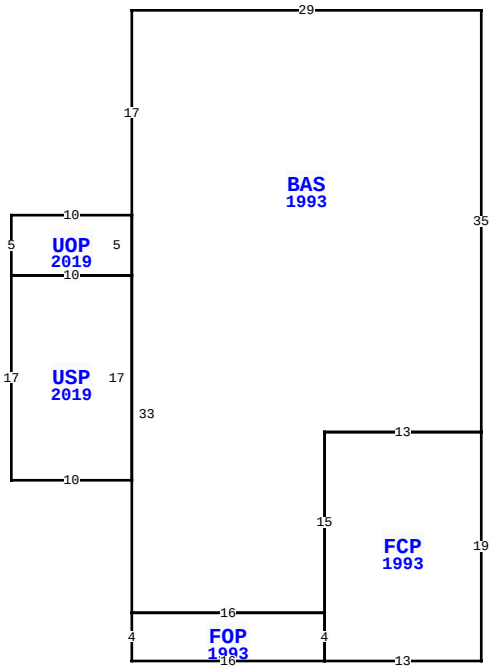
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1993	1,255	117,419
FCP	247	25	1993	62	5,801
FOP	64	30	1993	19	1,778
UOP	50	20	2019	10	936
USP	170	30	2019	51	4,772
TOTALS	1,786			1,397	130,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	131.0400	137.59	192,213	1981	1981	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2020 Heated Area: 1255 HX Base Yr 2020



1401 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,705
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		272,245
SOH/AGL Deduction		157,041
ASSESSED VALUE		115,204
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,793
TOTAL JUST VALUE		272,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190527	SCRNROOM	0	10/23/2019
41981	NEW CONSTR	47,550	04/01/1981

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/253	5/23/2024	QC	U	I	11	100
GRANTOR: BREWER ANTHONY H						
GRANTEE: BREWER MARJORIE						
0865/0370	2/01/1999	WD	Q	I		80,500
GRANTOR: TAYLOR NORAUS E & JAM						
GRANTEE: BREWER ANTHONY H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S17 UOP=[YR=2019] W10 S5 USP=[YR=2019] S17 E10 N17 W10$ E10 N5$ S33 FOP=[YR=1993] S4 E16N4 W16$ E16 FCP=[YR=1993] S4 E13 N19W13 S15$ N15 E13 N35$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	140,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS